

BOARD BILL # 270 **INTRODUCED BY ALDERWOMAN MARLENE DAVIS**

AN ORDINANCE AFFIRMING ADOPTION OF A REDEVELOPMENT PLAN, REDEVELOPMENT AREA, REDEVELOPMENT PROJECT AREAS AND REDEVELOPMENT PROJECTS; AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF ST. LOUIS AND UNION SQUARE ENTERPRISES, LLC; PRESCRIBING THE FORM AND DETAILS OF SAID AGREEMENT; DESIGNATING UNION SQUARE ENTERPRISES, LLC AS DEVELOPER OF REDEVELOPMENT PROJECT AREA 1; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING OTHER RELATED ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF CERTAIN PROPERTY WITHIN THE REDEVELOPMENT AREA; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of St. Louis, Missouri (the “City”), is a body corporate and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and laws of the State of Missouri; and

WHEREAS, on December 20, 1991, pursuant to Ordinance No. 62477, the Board of Aldermen of the City created the Tax Increment Financing Commission of the City of St. Louis, Missouri (the “TIF Commission”); and

WHEREAS, on October 15, 2008, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act (hereinafter defined) and received comments from all interested persons and taxing districts affected by the Redevelopment Plan and the redevelopment projects described therein; and

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1 **WHEREAS**, pursuant to the Real Property Tax Increment Allocation
2 Redevelopment Act, Sections 99.800 through 99.865 of the Revised Statutes of Missouri
3 (2000), as amended (the “Act” or “TIF Act”), and after due consideration of the TIF
4 Commission’s recommendations, the Board of Aldermen of the City of St. Louis,
5 Missouri adopted Ordinance No._____ [Board Bill No. ____] on _____,
6 2008, which Ordinance: (i) adopted and approved a redevelopment plan entitled the “374
7 South Grand TIF Redevelopment Plan” dated August 29, 2008, as revised October 6,
8 2008 (the “Redevelopment Plan”), (ii) designated the 374 South Grand Redevelopment
9 Area (as described in the Redevelopment Plan) as a “redevelopment area” as that term is
10 defined in the TIF Act (the “Redevelopment Area”), (iii) approved and designated the
11 Redevelopment Project Areas, (iv) adopted and approved the redevelopment projects
12 described in the Redevelopment Plan (collectively, the “Redevelopment Projects” and
13 each a “Redevelopment Project”), (v) adopted tax increment allocation financing within
14 the Redevelopment Area, (vi) established the City of St. Louis, Missouri “374 South
15 Grand Special Allocation Fund,” and (vii) made certain findings with respect thereto, all
16 as set forth in such Ordinance and in accordance with the requirements of the Act; and

17 **WHEREAS**, the Redevelopment Plan proposes to redevelop the Redevelopment
18 Area by the acquisition of the property within the Redevelopment Area, the preparation
19 of the site, and the development of commercial and residential space, as set forth in the
20 Redevelopment Plan (the “Redevelopment Project Area 1,” or “RPA 1”); and

21 **WHEREAS**, pursuant to Ordinance No. _____ [Board Bill No. _____], the
22 Board of Aldermen has determined that completion of the Redevelopment Project for
23 RPA 1 is of economic significance to the City, will serve to benefit the general welfare,

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1 qualifies for the use of tax increment allocation financing to alleviate the conditions that
2 qualify it as a “blighted area” as provided in the TIF Act, and further, that redevelopment
3 of the Redevelopment Area in accordance with the Redevelopment Plan is not financially
4 feasible without the adoption of tax increment allocation financing and would not
5 otherwise be completed; and

6 **WHEREAS**, the Redevelopment Area qualifies for the use of tax increment
7 allocation financing to alleviate the conditions that qualify it as a “blighted area” as
8 provided in the TIF Act and as set forth herein; and

9 **WHEREAS**, it is necessary and desirable and in the best interest of the City to
10 enter into an agreement with Union Square Enterprises, LLC, a Missouri limited liability
11 company (the “Developer”), in order that Developer may complete a Redevelopment
12 Project for RPA 1 which will provide for the promotion of the general welfare through
13 redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan
14 which redevelopment includes, but is not limited to, assistance in the physical, economic,
15 and social development of the City of St. Louis, preservation of historic structures,
16 providing for a plan for the optimal growth of the City of St. Louis, encouragement of a
17 sense of community identity, safety and civic pride and the elimination of impediments to
18 development in the City of St. Louis; and

19 **WHEREAS**, pursuant to the provisions of the TIF Act, the City is authorized to
20 enter into a redevelopment agreement with Union Square Enterprises, LLC, a Missouri
21 limited liability company, as Developer, setting forth the respective rights and obligations
22 of the City and Developer with regard to the redevelopment of RPA 1 (the “RPA 1
23 Redevelopment Agreement” or the “Redevelopment Agreement”); and

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1 **WHEREAS**, the Board of Aldermen hereby determines that the terms of the
2 RPA 1 Redevelopment Agreement attached as **Exhibit A** hereto and incorporated herein
3 by reference are acceptable and that the execution, delivery and performance by the City
4 and the Developer of their respective obligations under the Redevelopment Agreement
5 are in the best interests of the City and the health, safety, morals and welfare of its
6 residents, and in accord with the public purposes specified in the TIF Act and the
7 Redevelopment Plan.

8 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

9 **SECTION ONE.** The Board of Aldermen hereby ratifies and confirms its
10 approval of the Redevelopment Plan, Redevelopment Area, Redevelopment Project
11 Areas and Redevelopment Projects. The Board of Aldermen further finds and determines
12 that it is necessary and desirable to enter into the RPA 1 Redevelopment Agreement with
13 Union Square Enterprises, LLC, a Missouri limited liability company, as Developer of
14 the Redevelopment Project Area 1, in order to implement the Redevelopment Project for
15 RPA 1 and to enable the Developer to carry out its proposal for completion of the
16 Redevelopment Project for RPA 1.

17 **SECTION TWO.** The Board of Aldermen finds and determines that the
18 assistance of tax increment financing is necessary and desirable in order to implement the
19 Redevelopment Projects and to enable Union Square Enterprises, LLC as Developer of
20 the RPA 1, to carry out its proposal for completion of the Redevelopment Project for
21 RPA 1.

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1 **SECTION THREE.** The Board of Aldermen hereby approves, and the Mayor
2 and Comptroller of the City are hereby authorized and directed to execute, on behalf of
3 the City, the Redevelopment Agreement by and between the City and the Developer
4 attached hereto as **Exhibit A**, and the City Register is hereby authorized and directed to
5 attest to the Redevelopment Agreement and to affix the seal of the City thereto. The
6 Redevelopment Agreement shall be in substantially the form attached, with such changes
7 therein as shall be approved by said Mayor and Comptroller executing the same and as
8 may be consistent with the intent of this Ordinance and necessary and appropriate in
9 order to carry out the matters herein authorized.

10 **SECTION FOUR.** The Mayor and Comptroller of the City or their designated
11 representatives are hereby authorized and directed to take any and all actions to execute
12 and deliver for and on behalf of the City any and all additional certificates, documents,
13 agreements or other instruments as may be necessary and appropriate in order to carry out
14 the matters herein authorized, with no such further action of the Board of Aldermen
15 necessary to authorize such action by the Mayor and the Comptroller or their designated
16 representatives.

17 **SECTION FIVE.** The Mayor and the Comptroller or their designated
18 representatives, with the advice and concurrence of the City Counselor and after approval
19 by the Board of Estimate and Apportionment, are hereby further authorized and directed
20 to make any changes to the documents, agreements and instruments approved and
21 authorized by this Ordinance as may be consistent with the intent of this Ordinance and
22 necessary and appropriate in order to carry out the matters herein authorized, with no

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1 such further action of the Board of Aldermen necessary to authorize such changes by the
2 Mayor and the Comptroller or their designated representatives.

3 **SECTION SIX.** It is hereby declared to be the intention of the Board of
4 Aldermen that each and every part, section and subsection of this Ordinance shall be
5 separate and severable from each and every other part, section and subsection hereof and
6 that the Board of Aldermen intends to adopt each said part, section and subsection
7 separately and independently of any other part, section and subsection. In the event that
8 any part, section or subsection of this Ordinance shall be determined to be or to have
9 been unlawful or unconstitutional, the remaining parts, sections and subsections shall be
10 and remain in full force and effect, unless the court making such finding shall determine
11 that the valid portions standing alone are incomplete and are incapable of being executed
12 in accord with the legislative intent.

13 **SECTION SEVEN.** After adoption of this Ordinance by the Board of Aldermen,
14 this Ordinance shall become effective on the 30th day after its approval by the Mayor or
15 adoption over his veto; *provided that* if, within ninety (90) days after the effective date of
16 this Ordinance, the Developer has not (i) executed a redevelopment agreement pertaining
17 to the Redevelopment Project for RPA 1 and (ii) paid all fees due to the City in
18 accordance with the terms of the redevelopment agreement, the provisions of this
19 Ordinance shall be deemed null and void and of no effect and all rights conferred by this
20 Ordinance on Developer, shall terminate, *provided further*, however, that prior to any
21 such termination the Developer may seek an extension of time in which to execute the
22 Redevelopment Agreement, which extension may be granted in the sole discretion of the
23 Board of Estimate and Apportionment of the City of St. Louis.

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Exhibit A

374 SOUTH GRAND TIF RPA 1 REDEVELOPMENT AGREEMENT